177.0	0008	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	704,300 / 704,300
					USE VALUE:	704,300 / 704,300
					ASSESSED:	704,300 / 704,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		AVOLA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RYAN KATHLEEN A
Owner 2:	
Owner 3:	
Street 1:	26 AVOLA STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LOTITO DEAN J--ETAL -
Owner 2:	RYAN KATHLEEN -
Street 1:	26 AVOLA STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,354 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1974, having primarily Aluminum Exterior and 1773 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6354.000	276,900		427,400	704,300
Total Card	0.146	276,900		427,400	704,300
Total Parcel	0.146	276,900		427,400	704,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 397.19 | /Parcel: 397.1

Legal Description

User Acct 120112

GIS Ref

GIS Ref

Insp Date 09/08/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 177.0-0008-0016.0

!13939!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	276,900	0	6,354.	427,400	704,300	704,300	Year End Roll	12/18/2019
2019	101	FV	235,500	0	6,354.	421,300	656,800	656,800	Year End Roll	1/3/2019
2018	101	FV	235,300	0	6,354.	323,600	558,900	558,900	Year End Roll	12/20/2017
2017	101	FV	235,300	0	6,354.	305,300	540,600	540,600	Year End Roll	1/3/2017
2016	101	FV	235,300	0	6,354.	280,900	516,200	516,200	Year End	1/4/2016
2015	101	FV	231,600	0	6,354.	262,600	494,200	494,200	Year End Roll	12/11/2014
2014	101	FV	231,600	0	6,354.	241,800	473,400	473,400	Year End Roll	12/16/2013
2013	101	FV	231,600	0	6,354.	241,800	473,400	473,400		12/13/2012

PRINT

Date	Time
12/11/20	03:49:42

LAST REV

Date	Time
09/13/19	10:45:23

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13939

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LOTITO DEAN J--	52647-126		4/27/2009	Family		No	No		
	18834-379		1/1/1988		215,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/1/2019	444	Wood Dec	12,121	C				
2/6/2019	173	Siding	34,102	C				
9/12/2016	1108	Re-Roof	23,668	C				ROOF DOORS WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2018	MEAS&NOTICE	HS	Hanne S
3/19/2009	Inspected	189	PATRIOT
12/29/2008	Measured	163	PATRIOT
1/13/2000	Mailer Sent		
1/3/2000	Measured	243	PATRIOT
7/19/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	120112
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6354		Sq. Ft.	Site		0	70.	0.96	6									427,434						427,400	

Total AC/HA: 0.14587 | Total SF/SM: 6354 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 427,434 | Spl Credit | Total: 427,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	MUSTARD		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1974	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	27.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	27.5	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	182.232
Other Features:	85000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	381972
Depreciation:	105042
Depreciated Total:	276930

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1					HB 1		

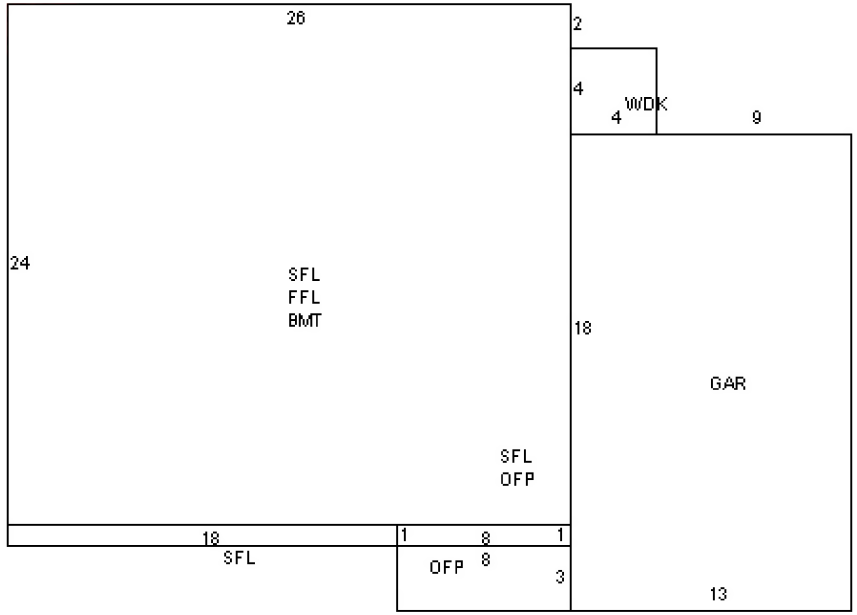
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	182.23
Special Features:	0	Val/Su Net:	124.06
Final Total:	276900	Val/Su SzAd	217.35

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	650	182.230	118,451
BMT	Basement	624	90.310	56,356
FFL	First Floor	624	182.230	113,713
GAR	Garage	286	23.740	6,789
OFP	Open Porch	32	44.000	1,408
WDK	Deck	16	16.000	256

Net Sketched Area:	2,232			Total:	296,973
Size Ad	1274	Gross Are	2232	FinArea	1773

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	G	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

177.0-0008-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc